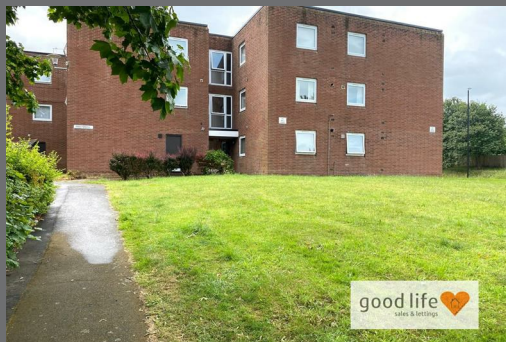


Preston Hill
Moorside
Sunderland
SR3 2RU



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sales & lettings

Preston Hill

£65,995

INTRODUCTION

2 BEDROOM VERY SPACIOUS (FORMERLY 3 BED) SECOND FLOOR FLAT - WELL MAINTAINED BUILDING & COMMON AREAS - GARAGE IN NEARBY BLOCK - RELATIVELY LOW SERVICE CHARGES (LESS THAN £600 per annum) - VERY SPACIOUS LOUNGE WITH LOVELY VIEWS - GENEROUS KITCHEN WITH DINING ROOM LEADING OFF - DOUBLE BEDROOM WITH BUILT IN WARDROBES - LARGE WALK-IN CUPBOARD + 2 FURTHER STORAGE CUPBOARDS - NO CHAIN READY TO MOVE INTO - POSSIBLE TO EASILY CONVERT BACK INTO 3 BEDROOMS - LOVELY EAST MOORSIDE LOCATION CLOSE TO EVERYTHING - CLOSE TO SHOPS & TRANSPORT - EXCELLENT VALUE MAY ALSO INTEREST INVESTORS ...

ENTRANCE VESTIBULE

Carpet flooring, door leading off to entrance hall.

ENTRANCE HALL

4 very large built-in cupboards, 1 of which is particularly large. 5 doors leading off, 2 to bedrooms, 1 to dining room (formerly bedroom 3), 1 to lounge and 1 to bathroom. Telephone entry situated in the entrance hall and additional wall mounted modern heater also situated in the entrance hall.

LOUNGE

Very spacious lounge with recently replaced carpet flooring, 2 wall mounted electric heaters, large white uPVC double-glazed virtually floor to ceiling double window which has lovely green views (see photos.) This room would accommodate most arrangements of furniture and would also accommodate standard furniture plus a dining table and chairs if needed. Door leading off to the kitchen.

KITCHEN

Very spacious kitchen with vinyl wood-effect flooring, fitted kitchen with a range of wall and floor units in a white high gloss finish providing ample storage with laminate work surfaces. Stainless steel sink with bowl and a half, single drainer and Monobloc tap. Integrated electric oven and 4 ring electric hob, space and plumbing for a washing machine (the vendors will leave the washing machine) space for tall fridge/freezer if required, white uPVC double-glazed window has lovely green and elevated views (see photos) archway leads into former bedroom 3 which is currently utilised as separate dining room.

DINING ROOM (FORMERLY BEDROOM 3)

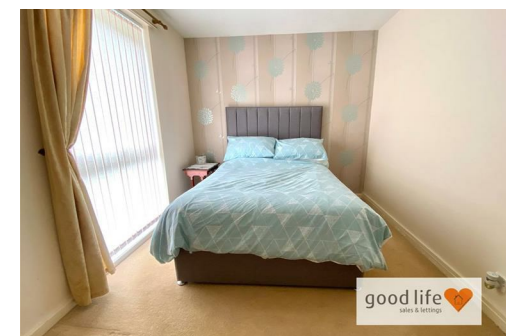
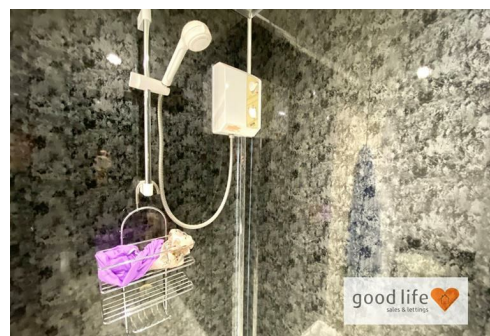
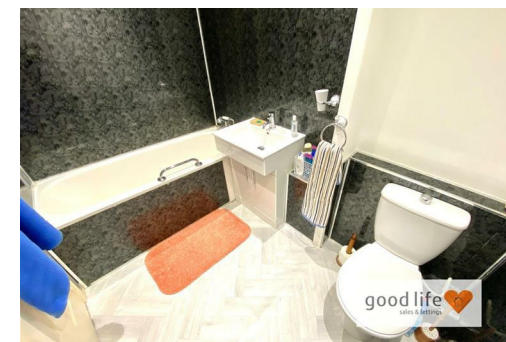
Carpet flooring, white uPVC double-glazed window with lovely views, archway leading through to the kitchen, door leading off directly into entrance hall. This room was originally a 3rd bedroom, but an archway has been put into the partition wall adjoining the kitchen to create a separate dining room. It should be noted, however, on the original design, one of the reasons the lounge is very large is to accommodate a dining table and chairs as well as a sofa etc.

BEDROOM 2

Carpet flooring, white uPVC double-glazed window with very pleasant elevated green views.

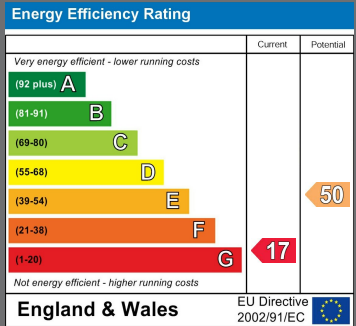
BATHROOM

Spacious bathroom. Vinyl flooring, toilet with low level cistern, sink built into vanity unit with storage below and chrome tap, bath with chrome tap and showerhead attachment plus electric shower over. The area around the bath and sink are finished in uPVC cladding.

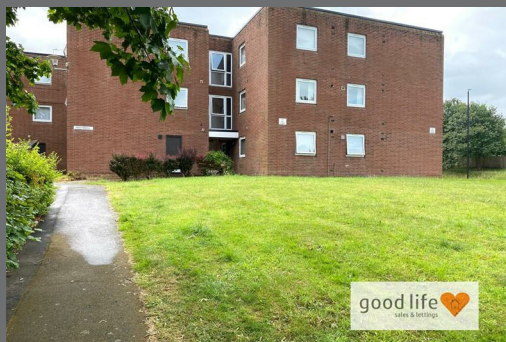


Local Authority
Sunderland

Council Tax Band
A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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